

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 N/S Pine Hill Avenue, 243.42 * ZONING COMMISSIONER
 ft. W of W/S Belair Road * OF BALTIMORE COUNTY
 4110-1/2 Pine Hill Avenue * Case No. 96-142-X
 11th Election District
 5th Councilmanic District
 Columbian Club of Perry Hall, Inc., Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 4110-1/2 Pine Hill Avenue in the Perry Hall section of Baltimore County. The Petition is filed by the Columbian Club of Perry Hall, Inc., property owner. Special exception relief is requested for approval of a community building in a D.R.3.5 zone, pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations (BCZR) or as an auditorium, social or civic, charitable use building. The subject property and requested relief is more particularly shown on the plat to accompany the Petition for Special Exception received into evidence as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Frank Densuk, Harry Imwold and Joseph McCarthy, all on behalf of the Columbian Club of Perry Hall, Inc. Also present was Herbert Malmud, the registered land surveyor who prepared the site plan. Michael Tanczyn, Esquire appeared on behalf of the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 1.77 acres in area, zoned D.R.3.5. The property is irregularly shaped, with a long narrow strip on which vehicular access is provided by way of a macadam drive. The balance of the property, which is set back from Pine Hill Avenue, is somewhat rectangularly shaped and contains most

By M. Tanczyn
 Date 11/30/95
 ORDER FILED FOR FILING

11/30/95

of the area. The property is improved with an existing one story stucco building and macadam parking area. The unimproved portion of the site is in lawn and contains many mature trees. Apparently, the site has been owned and used by the Columbian Club of Perry Hall, Inc. for many years. In prior cases, (case No. 79-47-V and 79-835) it was determined that use of the property by that organization was nonconforming and, therefore, permissible. The Columbian Club of Perry Hall, Inc. (aka The Knights of Columbus) is a charitable, civic organization which is well known in this community.

The Petitioner plans on constructing a 10 ft. x 41.2 ft. addition to the front of the building. The addition will "square off" the front of the building and provide additional storage space. Special exception relief is requested in view of this new construction.

The building is used for social gatherings and meetings of the club members on a bi-weekly basis. Also, the club routinely holds fund raisers and also civic events for charity. The club numbers approximately 125 members.


Although surrounding properties are residential in character, it is clear that the proposed Petition for Special Exception should be granted. This is a relatively large site which easily accommodates the existing building and parking area. There is no doubt that this club has pre-dated many of the residential dwellings which exist nearby. Moreover, the site already contains a number of mature trees which provide excellent screening of the property. Photographs submitted show that the site is well buffered and that the improvements thereon are not visible from Pine Hill Avenue and many of the surrounding dwellings. It is clear that the proposed use easily meets the tests set forth in Section 502.1 of the BCZR and that the Petition should be granted.

The Zoning Plans Advisory Committee (ZAC) comments offered were generally neutral, however, the Development Plans Review Division requested landscape buffering for the nearby residences, as needed. Photographs submitted of the site show that additional buffering is not necessary. The proposed addition is minor in size and will not eliminate any existing screening. The photographs of the site show that the property is already landscaped.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of November 1995 that, pursuant to the Petition for Special Exception, approval for a community building in a D.R.3.5 zone, pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations (BCZR) or as an auditorium, social or civic, charitable use building, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 11/30/95
By M. Novak



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4110-1/2 Pine Hill Road

which is presently zoned DR 3.5

96-142-X

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a community building in a DR 3.5 zone pursuant to Baltimore County Zoning Regulations, Section 1B01.1C6, or auditorium, social or civic, charitable use building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

MICHAEL P. TANCZYN, ESQ.
(Type or Print Name)

Signature

606 Baltimore Avenue

Suite 106

Address

296-8823

Phone No.

Towson, MD 21204

City

State

Zipcode

COLUMBIAN CLUB OF PERRY HALL, INC.
(Type or Print Name)

By

Signature

FRANK DENSUK

(Type or Print Name)

Signature

P. O. Box 145

Address

Phone No.

Perry Hall, MD 21128

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Michael P. Tanczyn, Esq.

606 Baltimore Avenue, Suite 106

Towson, MD 21204

Address

296-8823

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9-29-95



Zoning Administration

Development Management

143

A. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

TELEPHONE (410) 653-9511

DESCRIPTION FOR ZONING PETITION
4110 1/2 PINE HILL AVENUE
BALTIMORE COUNTY, MARYLAND

143

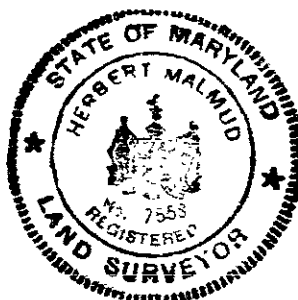
Beginning for the same on the north side of Pine Hill Avenue, 30 feet wide at a point distant 243.42 feet westerly from the west side of Belair Road, 60 feet wide, thence leaving Pine Hill Avenue and running the sixteen (16) following courses and distances:

- (1) North 10 56' 10" East 172.08 feet;
- (2) North 02 48' 07" East 101.75 feet;
- (3) North 00 16' 22" East 115.55 feet;
- (4) North 14 20' 49" East 89.81 feet;
- (5) North 79 50' 56" East 42.36 feet;
- (6) South 79 09' 04" East 15.00 feet;
- (7) North 05 55' 39" East 15.06 feet;
- (8) North 79 09' 04" West 15.00 feet;
- (9) South 79 50' 56" West 41.89 feet;
- (10) North 79 09' 04" West 147.37 feet;
- (11) South 42 18' 10" West 52.71 feet;
- (12) South 20 00' 13" West 64.88 feet;
- (13) a southwesterly curve with a radius 75.00 feet,
an arc 77.68 feet and a chord of
South 48 39' 21" West 72.98 feet;
- (14) South 79 20' 40" West 25.03 feet;
- (15) South 42 18' 10" West 134.61 feet;
- (16) South 79 03' 50" East 169.29 feet;
- (17) North 10 56' 10" East 26.18 feet;
- (18) North 86 33' 25" East 77.76 feet;
- (19) South 75 39' 11" East 69.59 feet;
- (20) South 02 48' 07" West 72.09 feet;
- (21) South 10 56' 10" West 170.00 feet to intersect the north side
of said Pine Hill Avenue, thence binding thereon:

- (22) South 79 03' 50" East 30.00 feet to the place of beginning.

Containing 1.77 of an acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE
OF TITLE



Herbert Malmud
Registered Land Surveyor
Maryland No 7558

September 17, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #36-142-X

(Item 143)

4110-1/2 Pine Hill Avenue
N/S Pine Hill Avenue, 243.42'
W of W/S Belair Road

11th Election District

5th Councilmanic

Legal Owner(s):

Columbian Club of Perry Hall, Inc.

Hearing: Monday, November 13, 1985 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Exception: for a community building or auditorium, social or civic, charitable use building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for Special accommodations Please Call 887-3353.

(2) or information concerning the File and/or Hearing, Please Call 887-3391.

10/23/ Oct. 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1985.

THE JEFFERSONIAN,

A. H. Enidson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item No. **43**

004072

DATE **9-29-95** ACCOUNT **R-001-6150**

96-142-X

AMOUNT \$ **335.⁰⁰**

owner:
RECEIVED FROM: **Columbian Club of Perry Hall, Inc.**

\$050 - Special Exception Filing fee - \$300.⁰⁰
\$080 - Sign & Posting 35.⁰⁰

FOR: **s.c. 4110 1/2 Pine Hill Rd. Total \$335.⁰⁰**

RECEIVED
96 001-166109-26-95
0000000000

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 143

Petitioner: COLUMBIAN CLUB OF PERRY HALL INC

Location: 4110 1/2 Pine Hill Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mike TANCZYK

ADDRESS: Ste 106 606 BALTIMORE AVE
TOWSON MD 21204

PHONE NUMBER: (410) 296-8823

AJ:ggs

(Revised 04/09/93)

TO: PUTTUXENT PUBLISHING COMPANY

October 19, 1995 Issue - Jeffersonian

Please forward billing to:

Michael P. Tanczyn, Esq.
606 Baltimore Avenue #106
Towson MD 21204
296-8823

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE 96-142-X (Item 143)
4110-1/2 Pine Hill Avenue
N/S Pine Hill Avenue, 243.42' W of W/S Belair Road
11th Election District - 5th Councilmanic
Legal Owner: Columbian Club of Perry Hall, Inc.

Special Exception for a community building or auditorium, social or civic, charitable use building.

HEARING: MONDAY, NOVEMBER 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE 96-142-X (Item 143)
4110-1/2 Pine Hill Avenue
N/S Pine Hill Avenue, 243.42' W of W/S Belair Road
11th Election District - 5th Councilmanic
Legal Owner: Columbian Club of Perry Hall, Inc.

Special Exception for a community building or auditorium, social or civic, charitable use building.

HEARING: MONDAY, NOVEMBER 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Columbian Club of Perry Hall, Inc.
Michael P. Tanczyn, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 6, 1995

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

RE. Item No.: 143
Case No.: 96-142-X
Petitioner: Columbian Club of
Perry Hall, Inc.

Dear Mr. Tanczyn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 18, 1995
 Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for October 16, 1995
 Item No. 143

The Development Plans Review Division has reviewed the subject zoning item. We recommend that the Hearing Officer require landscape buffering for the adjacent residences as need and determined by this office.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: COLUMBIAN CLUB OF PERRY HALL, INC.

LOCATION: N/S PINE HILL AVE., 243.42' W OF W/S BELAIR RD.
(4110-1/2 PINE HILL AVE.)

Item No. 143

Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



FAX

5108

BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson
 FROM: DEPRM
 Development Coordination
 SUBJECT: Zoning Advisory Committee
 Agenda: 10/2 and 10/10/95

DATE: 10/19/95

Post-It® Fax Note	7671	Date	10/19/95	# of pages	1
To	Joyce Watson	From	Letty Sonn		
Co./Dept	PDM	Co.			
Phone #		Phone #	3980		
Fax #	5708	Fax #			

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

ZAC MTG of
Oct. 2

Item #'s:

123
 124
 125
 126
 127
 131
 132

ZAC MTG of
OCT. 10

133
 136
 137
 138
 141
 142
 143
 144

LS:sp

LETTY2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144. ^{1/}

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-10-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 143 (JJS)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#133 — MJK

1. No telephone number for legal owner.

#136 — JRA

1. No zoning on petition form.

#137 — JRA

1. Folder was not marked critical area.

#139 — MJK

1. Receipt was not given to petitioner or attorney; still in folder.
2. No address or telephone number for legal owner.
3. Petition says zoning is "O-2"; folder says "OR-2" - which is correct?

#140 — CAM

1. No telephone number for legal owner.
2. Petition says zoning is "DR55".

#141 — MJK

1. Need printed name and title of person signing for legal owner, along with power of attorney.
2. Need printed name and title of person signing for contract purchaser., along with power of attorney.

#142 — CAM

1. No review information on bottom of petition form.

#143 — JJS

1. Need title of person signing for legal owner, along with power of attorney.
2. Need telephone number for legal owner.

96-142X

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Nov 13, 1995

MONDAY

NAME

ADDRESS

FRANK DENSUK

9214 GARDENIA ROAD 21236

HARRY INWOLD

4243 CARDWELL AVE 21236

JOSEPH Mc CARTHY

1805 WENDOVER RD 21230

HERB MALMUD

100 CHURCH LANE 21208

Michael TANZMAN

STE 106, 604 BALTIMORE AVE Towson 21204



PETITIONER'S EXHIBITS

④ [Non-conforming Use Case 79-47-V]
⇒

① 9/16/95 Plot to accompany petition

② a)
b)

1. Walter R. R. R. R.
 2. Walter R. R. R. R.
 3. Walter R. R. R. R.

OPINION

At the outset of this case, Counsel for the Defendant made motion that the proper party to this case be changed from William Burg, an officer in said club, to the Columbus Chapter, Bury Hall, Inc., a charitable club organization within the Knights of Columbus, which was the proper owner. Said motion was granted.

Assembly presented this day by long time residents of the immediate area

- The property in question was purchased in 1938 by Mr. Charles Kellenger, Jr., Kellenger obtained one of his property for various paintings, photos, etc., by the Crown Cash & Seal Company, Bay Street, Old Town. The other owner, A.M. Greenberg, however, did not take things from the subject site, mentioned in the report of the investigation stating that the source is unable to name the person who took them.

2

The above information was obtained from a review of the records of the Federal Bureau of Investigation, Department of Justice, Washington, D.C., and is being furnished to you for your information.

Sincerely,
Special Agent in Charge

1. The Commission has received information that the following individuals have been identified as being involved in the activities of the Communist Party, USA, in the State of New York:

UNITED STATES
DEPARTMENT OF JUSTICE

Attorney General
Washington, D. C.

Office of the
Inspector General

Report of the
Inspector General
on the
Audit of the
Department of Justice
for the
Fiscal Year
1964

79-4747-1-79-4748-2

10/19/91

Various public records have been reviewed, beginning in the 1930's, but only one has been obtained thus far.

Uncontradicted testimony indicated that the subject property is being used by the Columbia Club for business purposes, including rentals, and that rentals have been advertised in newspapers circulated in the Belair Road area.

Counsel for the Defendants claimed no knowledge of use for rental of the property. Various witnesses, testifying on behalf of the Defendants, stated that the property had been rented out over many years. Among these witnesses were Mr. Albert Rippel, Mr. Frank Stone, and Mr. John L. Carter.

Mr. Albert Rippel testified that the building was used for meetings and rentals between 1943 and 1977.

Mr. Frank Stone testified that the rental use took place between 1945 and 1959.

Mr. John L. Carter testified that he provided entertainment for a ball game on October 14, 1941, and provided a liquor license.

The Bureau is aware of a memorandum use which was made the property during the years 1941-1942, and which was used for the purpose of entertaining. Although the use of the property for such purposes has been used for many years, a period of time has been passed since the property was used for such purposes. It is the Bureau's policy to require that this use be discontinued. In the absence of the Bureau's policy, the property is being used for such purposes.

It is therefore the order of the Baltimore County Board of Commissioners, this day of April, 1978, that the property identified herein as 1115 1/2 Pine Hill Road is in violation of the referenced sections of the Baltimore County Board of Commissioners and that its use for rentals must cease within 30 days from the date of this Order.

ORDER RECEIVED FOR FILING

BY *W. J. [illegible]*

ORDER RECEIVED FOR FILING

UNDERS RECEIVED FILE FILING

DATE Jan 1964

BY Jan 1964

[Handwritten signature]
[Illegible text]

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/S Pine Hill Avenue, 243.42 * ZONING COMMISSIONER
ft. W of W/S Belair Road
4110-1/2 Pine Hill Avenue
11th Election District
5th Councilmanic District
Columbian Club of Perry Hall, Inc., Petitioner * OF BALTIMORE COUNTY
* Case No. 96-142-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 4110-1/2 Pine Hill Avenue in the Perry Hall section of Baltimore County. The Petition is filed by the Columbian Club of Perry Hall, Inc., property owner. Special exception relief is requested for approval of a community building in a D.R.3.5 zone, pursuant to Section 1801.1.C.6 of the Baltimore County Zoning Regulations (BCZR) or as an auditorium, social or civic, charitable use building. The subject property and requested relief is more particularly shown on the plat to accompany the Petition for Special Exception received into evidence as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Frank Densuk, Harry Imwold and Joseph McCarthy, all on behalf of the Columbian Club of Perry Hall, Inc. Also present was Herbert Malmud, the registered land surveyor who prepared the site plan. Michael Tanczyn, Esquire appeared on behalf of the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 1.77 acres in area, zoned D.R.3.5. The property is irregularly shaped, with a long narrow strip on which vehicular access is provided by way of a macadam drive. The balance of the property, which is set back from Pine Hill Avenue, is somewhat rectangularly shaped and contains most

of the area. The property is improved with an existing one story stucco building and macadam parking area. The unimproved portion of the site is in lawn and contains many mature trees. Apparently, the site has been owned and used by the Columbian Club of Perry Hall, Inc. for many years. In prior cases, (case No. 79-47-V and 79-835) it was determined that use of the property by that organization was nonconforming and, therefore, permissible. The Columbian Club of Perry Hall, Inc. (the Knights of Columbus) is a charitable, civic organization which is well known in this community.

The Petitioner plans on constructing a 10 ft. x 41.2 ft. addition to the front of the building. The addition will "square off" the front of the building and provide additional storage space. Special exception relief is requested in view of this new construction.

The building is used for social gatherings and meetings of the club members on a bi-weekly basis. Also, the club routinely holds fund raisers and also civic events for charity. The club numbers approximately 125 members.

Although surrounding properties are residential in character, it is clear that the proposed Petition for Special Exception should be granted. This is a relatively large site which easily accommodates the existing building and parking area. There is no doubt that this club has predated many of the residential dwellings which exist nearby. Moreover, the site already contains a number of mature trees which provide excellent screening of the property. Photographs submitted show that the site is well buffered and that the improvements thereon are not visible from Pine Hill Avenue and many of the surrounding dwellings. It is clear that the proposed use easily meets the tests set forth in Section 502.1 of the BCZR and that the Petition should be granted.

- 2 -

The Zoning Plans Advisory Committee (ZAC) comments offered were generally neutral, however, the Development Plans Review Division requested landscape buffering for the nearby residences, as needed. Photographs submitted of the site show that additional buffering is not necessary. The proposed addition is minor in size and will not eliminate any existing screening. The photographs of the site show that the property is already landscaped.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of November 1995 that, pursuant to the Petition for Special Exception, approval for a community building in a D.R.3.5 zone, pursuant to Section 1801.1.C.6 of the Baltimore County Zoning Regulations (BCZR) or as an auditorium, social or civic, charitable use building, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmitt
LAWRENCE E. SCHMITT
Zoning Commissioner for
Baltimore County

LES:mmn



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 4110-1/2 Pine Hill Road
which is presently zoned DR 3.5

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a community building in a DR 3.5 zone pursuant to Baltimore County Zoning Regulations, Section 1801.1C6, or auditorium, social or civic, charitable use building.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):
COLUMBIAN CLUB OF PERRY HALL, INC.
(Type or Print Name)
Signature: *Frank Densuk*
(Type or Print Name)
City: State: Zipcode:
Address: P. O. Box 145
Phone No.:
City: Baltimore, MD 21128
State: Zipcode:
Name, Address and phone number of representative to be contacted:
Michael P. Tanczyn, Esq.
606 Baltimore Avenue, Suite 106
Towson, MD 21204 296-8823
Towson, MD 21204 State: Zipcode:
ESTIMATED LENGTH OF HEARING: 1 1/2 hrs.
OFFICE USE ONLY
Reviewed by: *Mike Tanczyn* DATE: 9-29-95
REVIEWED BY: DATE: 9-29-95

ORDER RECEIVED FOR FILING
Date: 11/20/95
By: *Mike Tanczyn*

ORDER RECEIVED FOR FILING
Date: 11/20/95
By: *Mike Tanczyn*

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1995.

THE JEFFERSONIAN,

A. Henrichsen
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Board of Zoning Appeals, will hold a public hearing on the Petition for Special Exception for a community building in a D.R.3.5 zone, or as an auditorium, social or civic, charitable use building, at the following time and place:
Date: Monday, November 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.
Special Exception for a community building in a D.R.3.5 zone, or as an auditorium, social or civic, charitable use building.
Legal Owner(s): Columbian Club of Perry Hall, Inc.
Address: 4110-1/2 Pine Hill Avenue, Suite 106, Towson, MD 21204
Phone: 296-8823
Please Call 296-8823 for more information.

MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208
TELEPHONE (410) 653-9511

DESCRIPTION FOR ZONING PETITION
4110 1/2 PINE HILL AVENUE
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the north side of Pine Hill Avenue, 30 feet wide at a point distant 243.42 feet westerly from the west side of Belair Road, 60 feet wide, thence leaving Pine Hill Avenue and running the sixteen (16) following courses and distances:

- (1) North 10° 56' 10" East 172.08 feet;
- (2) North 02° 48' 07" East 101.75 feet;
- (3) North 00° 16' 22" East 115.55 feet;
- (4) North 14° 20' 49" East 89.81 feet;
- (5) North 79° 50' 56" East 42.36 feet;
- (6) South 79° 09' 04" East 15.00 feet;
- (7) North 05° 25' 39" East 15.06 feet;
- (8) North 79° 09' 04" East 15.00 feet;
- (9) South 79° 50' 56" West 41.89 feet;
- (10) North 79° 09' 04" West 147.33 feet;
- (11) South 42° 18' 10" West 52.71 feet;
- (12) South 20° 00' 13" West 64.88 feet;
- (13) a southwesterly curve with a radius 75.00 feet, an arc 77.68 feet and a chord of South 48° 39' 21" West 72.98 feet;
- (14) South 79° 20' 40" West 25.03 feet;
- (15) South 42° 18' 10" West 134.61 feet;
- (16) South 79° 03' 50" East 169.29 feet;
- (17) North 10° 56' 10" East 26.18 feet;
- (18) North 86° 33' 25" East 77.76 feet;
- (19) South 75° 39' 11" East 69.59 feet;
- (20) South 02° 48' 07" West 72.09 feet;
- (21) South 10° 56' 10" West 170.00 feet to intersect the north side of said Pine Hill Avenue, thence binding thereon;
- (22) South 79° 03' 50" East 30.00 feet to the place of beginning.

Containing 1.77 of an acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE



Herbert Malmud
Registered Land Surveyor
Maryland No 7558
September 17, 1995

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 143
Petitioner: COLUMBIAN CLUB OF PERRY HALL INC
Location: 4110 1/2 Pine Hill Ave
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Mike Tanczyn
ADDRESS: Ste 106 606 BALTIMORE AVE
TOWSON MD 21204
PHONE NUMBER: 410-896-8823

AJ:ggg

(Revised 04/09/93)

TO: FUTURE PUBLISHING COMPANY
October 19, 1995 Issue - Jeffersonian

Please forward billing to:

Michael P. Tanczyn, Esq.
606 Baltimore Avenue #106
Towson MD 21204
296-8823

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE 96-142-X (Item 143)
4110-1/2 Pine Hill Avenue
N/S Pine Hill Avenue, 243.42' W of W/S Belair Road
11th Election District - 5th Councilmanic
Legal Owner: Columbian Club of Perry Hall, Inc.

Special Exception for a community building or auditorium, social or civic, charitable use building.

HEARING: MONDAY, NOVEMBER 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMITT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE 96-142-X (Item 143)
410-1/2 Pine Hill Avenue
N/S Pine Hill Avenue, 243.42' W of W/S Belair Road
11th Election District - 5th Councilmanic
Legal Owner: Columbian Club of Perry Hall, Inc.

Special Exception for a community building or auditorium, social or civic, charitable use building.

HEARING: MONDAY, NOVEMBER 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Arnold Jablon
Director

cc: Columbian Club of Perry Hall, Inc.
Michael P. Tanczyn, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 6, 1995

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

RE: Item No.: 143
Case No.: 96-142-X
Petitioner: Columbian Club of
Perry Hall, Inc.

Dear Mr. Tanczyn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Oct. 18, 1995
Zoning Administration and Development Management

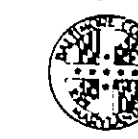
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for October 16, 1995
Item No. 143

The Development Plans Review Division has reviewed the subject zoning item. We recommend that the Hearing Officer require landscape buffering for the adjacent residences as need and determined by this office.

RWB:ew

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-1500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: COLUMBIAN CLUB OF PERRY HALL, INC.

LOCATION: N/S PINE HILL AVE., 243.42' W OF W/S BELAIR RD.
(410-1/2 PINE HILL AVE.)

Item No.: 143 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4821, MS-1102P

cc: File

10/19/1995 18:49 14108877 FAX 5108 PAGE 01

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson

DATE: 10/19/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 10/18 and 10/19/95

Post-It Fax Note	7671	Date	10/19/95
To: Joyce Watson	From: Jeffery Long		
Co/Dist: PDM	Co:		
Phone #	3980		
Fax #	8708		

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

ZAC MTG of
Oct. 2
Item #'s:
123
124
125
126
127
131
132

133
136
137
138
141
142
143
144

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

If there should be any further questions or if this office can provide additional information, please contact Jeffery Long in the Office of Planning at 887-3480.

Prepared by: *Jeffery W. Long*

Division Chief: *Carol Kern*

PK/JL

ITEM123/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 143 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#133 -- MJK

1. No telephone number for legal owner.

#136 -- JRA

1. No zoning on petition form.

#137 -- JRA

1. Folder was not marked critical area.

#139 -- MJK

1. Receipt was not given to petitioner or attorney; still in folder.
2. No address or telephone number for legal owner.
3. Petition says zoning is "O-2"; folder says "OR-2" - which is correct?

#140 -- CAM

1. No telephone number for legal owner.
2. Petition says zoning is "DR55".

#141 -- MJK

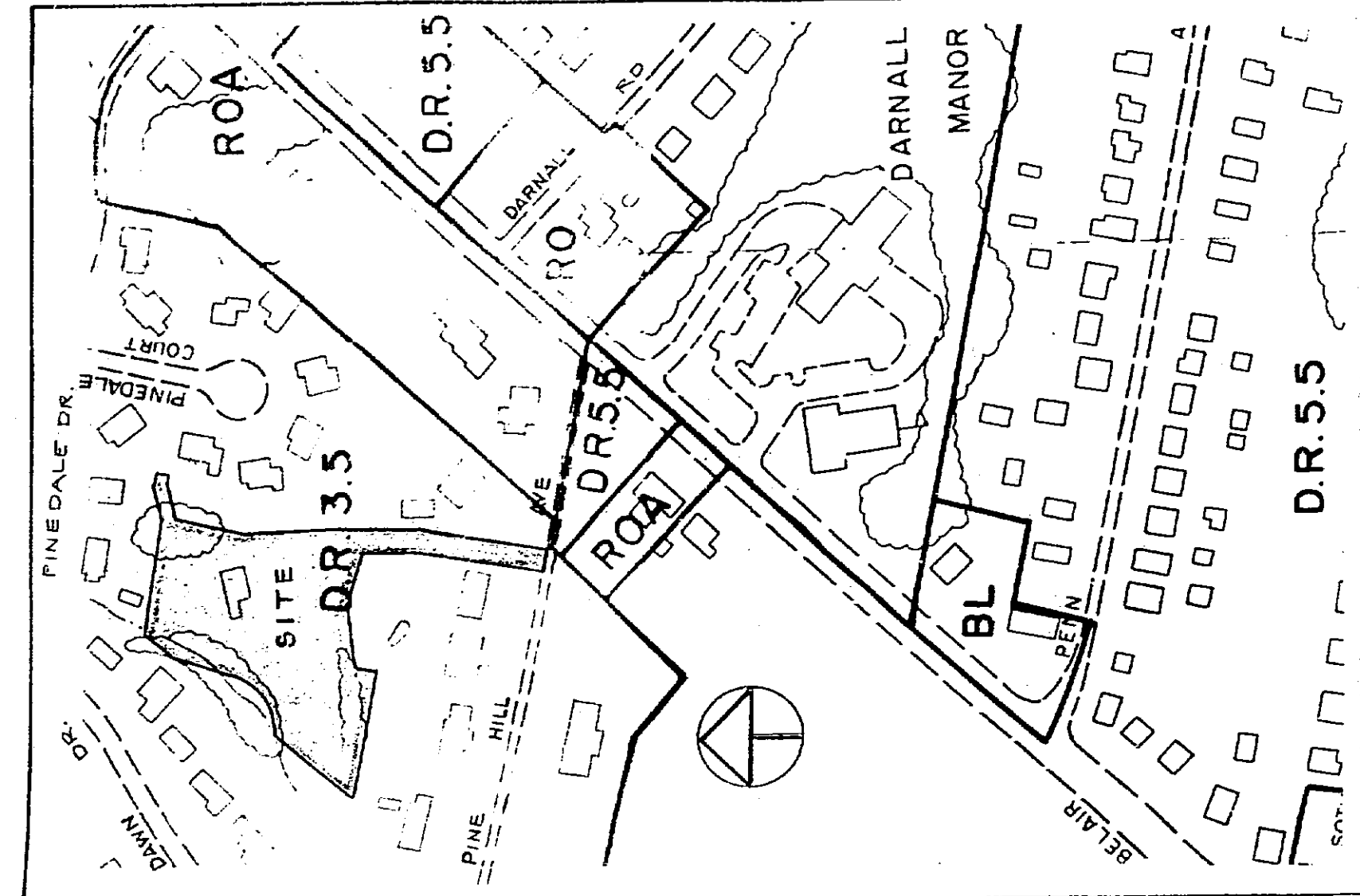
1. Need printed name and title of person signing for legal owner, along with power of attorney.
2. Need printed name and title of person signing for contract purchaser, along with power of attorney.

#142 -- CAM

1. No review information on bottom of petition form.

#143 -- JJS

1. Need title of person signing for legal owner, along with power of attorney.
2. Need telephone number for legal owner.



ZONING & VICINITY MAP
Scale: 1" = 200'

ZONING HISTORY:
SPECIAL EXCEPTION, NON-CONFORMING USE
DENIED, April 3, 1979, 79-47V, C 79-635,
COUNTY BOARD OF APPEALS - NON-CONFORMING
DOES EXIST April 23, 1980, 79-47V.

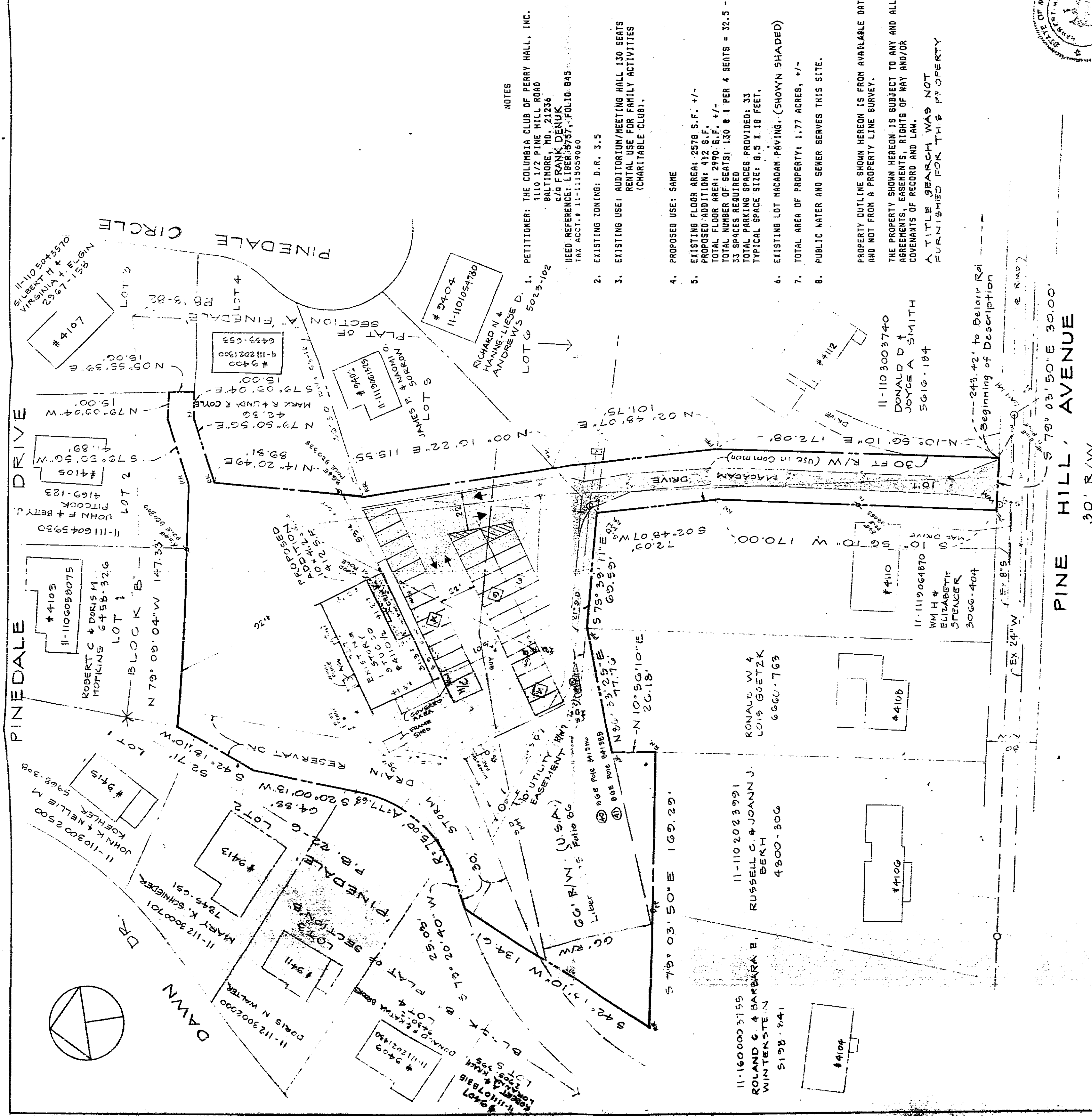
96-142-X
143

**PLAT TO ACCOMPANY
PETITION FOR A
SPECIAL EXCEPTION**

4110 1/2 PINE HILL AVENUE
ELECTION DISTRICT NO 11
COUNCILMANIC DISTRICT NO 5
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 40' September 16, 1995

Prepared by:
H. HALL & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-4511

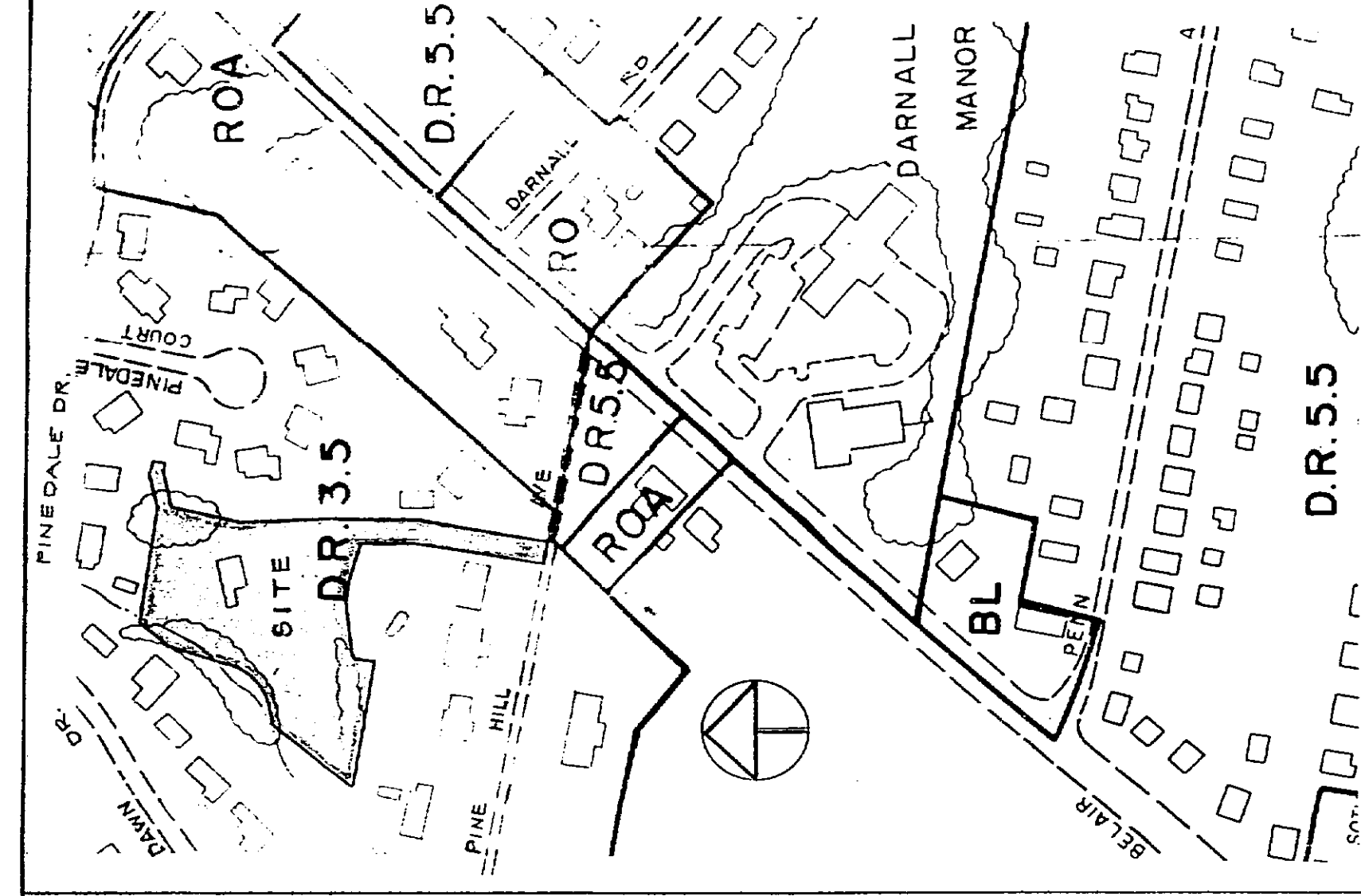
9531



9531

Prepared by:
H. HALL & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-4511

9531



ZONING & VICINITY MAP
Scale: 1" = 200'

ZONING HISTORY:
SPECIAL EXCEPTION, NON-CONFORMING USE
DENIED, April 3, 1979, 79-47V, C 79-635,
COUNTY BOARD OF APPEALS - NON-CONFORMING
DOES EXIST April 23, 1980, 79-47V.

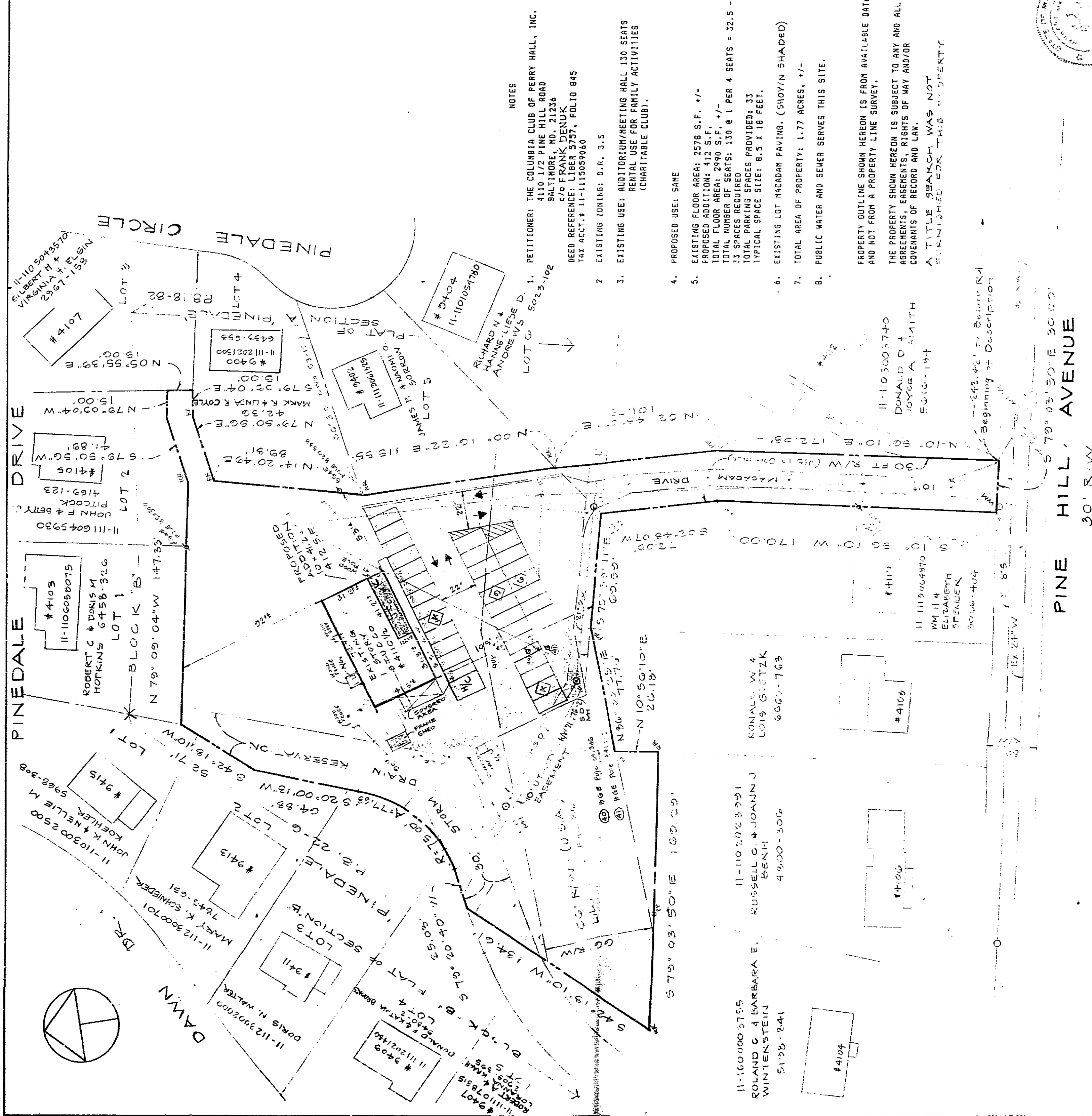
96-142-X
143

**PLAT TO ACCOMPANY
PETITION FOR A
SPECIAL EXCEPTION**

4110 1/2 PINE HILL AVENUE
ELECTION DISTRICT NO 11
COUNCILMANIC DISTRICT NO 5
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 40' September 16, 1995

Prepared by:
H. HALL & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-4511

9531



9531

Prepared by:
H. HALL & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-4511

9531